

RESOLUTION NO. CR-24-03

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR HAUGHN GLEN LOCATED EAST OF HAUGHN ROAD AND SOUTH OF LONGRIDGE WAY

WHEREAS, on April 1, 2003, the Planning Commission approved the Development Plan for Haughn Glen with the following stipulations:

1. Prior to going to City Council:
 - a. Development Text to be changed to reflect "dimensional" shingles;
 - b. Staff to review and approved Development Text;
 - c. Urban Forester to review and approve landscaping plan for individual units;
 - d. Engineering issues to be resolved;
2. Applicant to consider alternative for a more enhanced front door entrance, such as fiberglass or wood;
3. Coach lights at entrance to be same color as post, and of a substantial size;
4. Applicant to work with Urban Forester to enhance ditch area at rear of Units along the northeastern property line;
5. Sewer to be extended to the property from the southeast; and

WHEREAS, on April 11, 2003, the Development Department received revised drawings and Development Text and they have determined that Stipulations #1a, 2, 3, & 5 have been satisfied, leaving 1b, 1c, 1d & 4 as stipulations to be resolved.


NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for Haughn Glen located east of Haughn Road and South of Longridge Way, contingent upon the remaining stipulations set forth by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Maria C. Klemack, President of Council



Cheryl E. Grossman, Mayor

Passed: 4-21-03
Effective: 4-21-03

Attest:



Tami K. Kelly, CMC/AEE, Clerk of Council

I Certify that this resolution
is correct as to form.

Thomas R. Clark, Director of Law

CL-24-03
Attachment
HAUGHN GLEN

RECEIVED

**25.05 ± ACRES, HAUGHN ROAD
GROVE CITY, OHIO**

2003 APR 11 AM 8:23
CITY OF GROVE CITY

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

Beazer Homes
c/o Donald Plank, Esq.
Shuler Plank & Brahm
145 East Rich Street
Columbus OH 43215

DEVELOPMENT STANDARDS TEXT

Text Date:

April 10, 2003

I. PROJECT INTRODUCTION

This Haughn Glen Development Standards Text establishes development standards for the development of 25.05± acres of land bounded by Haughn Road to the west and being all of Franklin County Auditors Tax District/Parcel 040-010195, in Grove City Ohio as more particularly described in the legal descriptions submitted with the application for Plan approval (the "Property"). The Preliminary Development Plan was approved February 3, 2003 by City Council by Resolution No. CR-08-03. Application to rezone the property to the PUD-R District was submitted February 11, 2003 (Control # 200301280019) and was approved February 25, 2003 by the Planning Commission and by City Council on _____, 2003 by Ordinance No. _____.

II. DEVELOPMENT SITE. Except as otherwise specified herein, the site shall be developed in accordance with the Final Development Plan (the "Plan") dated 4/10/03 and containing fourteen (14) sheets, as follows: the cover page and Sheets C-1, L1.01, L1.02, L2.01, L3.01, L3.02, L3.03, L4.01, L4.02, L5.01, L5.02, L6.01, and L7.01, this Development Standards Text (the "Text"), containing eight (8) pages, dated April 10, 2003, subject to minor changes due to final engineering

A. Development Standards (25.05± acres). The site will be developed with single-family detached residential condominiums as permitted in the Zoning Text. In addition to the Plan and this Text, the buildings constructed shall be built in compliance with the architectural elevations submitted as part of the application for Plan approval, subject to minor changes due to architectural or engineering refinement of the units as approved by the City Administrator.

(1). Height, Setbacks, Home Sizes

- (a). No building shall exceed two stories or thirty-five (35) feet measured from the grade of the building's front elevation.
- (b). The Building Setback along interior private roads (as shown on the Plan) shall be a minimum of twenty (20) feet from the edge of pavement and buildings shall be staggered as shown on Sheet C-1 of the Final Development Plan.
- (c). The minimum building setback from the perimeter property line of the 25.05± acre site shall be twenty five (25) feet.
- (d). The minimum distance between single-family condominium dwellings shall be ten (10) feet, as measured from foundation to foundation.

- (e). All condominium units shall have minimum floor areas, exclusive of basements, attics, garages, garage spaces, unheated porches, and decks in accordance with the five (5) models depicted on the Plan and as set forth below:

(1).	"The Adams"	1,492 square feet.
	"The Harrison"	1,641 square feet
	"The Bartlett"	1,839 square feet
	"The Franklin"	1,875 square feet
	"The Hancock"	2,191 square feet

- (2). In addition to the minimum floor areas listed in (1), above, home models "The Adams", "The Harrison" and "The Franklin" shall have additional storage area of 271, 260 and 292 square feet, respectively.

(2). Access & Parking

- (a). One (1) full permanent curb cut to the development from Haughn Road shall be permitted. The Haughn Road curbcut shall be designed as depicted on the Plan.
- (b). The condominium documents shall provide that no parking shall be allowed on the interior private roadways.
- (c). The private entrance drive from Haughn Road shall be designed as depicted on the Plan, including the medians, gates, stone columns and pavement differentiation depicted thereon.
- (d). All units shall have a two-car attached garage, with parking permitted in the driveway in front of the garage door.
- (e). All interior roadways shall be private and their connection to public right-of-way has been reviewed and approved by the City Engineer.
- (f). In addition to garage and driveway parking for each dwelling, there will be twenty-six (26) paved and landscaped additional off-street parking spaces provided for visitors/guests located and landscaped, as depicted on the Plan.
- (g). An 18 foot wide emergency access drive shall be provided at the northwest corner of the site for on-site access to/from the Trinity United Methodist Church, as depicted on the Plan. The emergency access drive shall be provided for in an easement or otherwise specifically provided for in the condominium documents.

(3). Dumpsters & Mailboxes

- (a). No centralized dumpsters shall be used. Every single-family condominium shall have individual trash containers which shall be stored in the garage or other location out of view from the fronting private street other than on days that refuse is to be collected. Residential trash pickup occurring not less than weekly shall be provided.
- (b). Each single-family condominium shall have the same individual mailbox and two (2) mailboxes shall be mounted per post for adjacent dwellings, as depicted on Sheet L7.01. Each mailbox shall be installed by the builder in accordance with the Plan and applicable U.S. Postal Service regulations.

(4). Building Design

- (a). Five (5) single-family dwellings are depicted on the Plan with each of the five (5) model dwellings delineated by number (#1 - # 5). Each of the 99 dwellings permitted in the development are numbered on the Plan to program streetscape and architectural diversity. Developer reserves the right to change the particular dwelling developed at a specific location, but the streetscape and architectural diversity depicted by the dwelling programming shall be maintained.
- (b). Front building elevations shall comply with the elevations of the five (5) model dwellings depicted on the Plan and shall include the following:
 - (1). Shingles – 30 year, Dimensional (architectural), 3-tab asphalt shingle
 - (2). Siding – 44 gauge, Mitton vinyl siding, Southern Beaded, 6 ½" overlap with lifetime guarantee
 - (3). Stone – cultured stone
 - (4). Gutters and Trim – White Alcoa
 - (5). Entry Door – Masonite Fiberglass Wood Grain Entry Door
 - (6). Windows – low E glass, vinyl clad, low maintenance, lifetime guarantee
 - (7). Garage Door – 16' x 7' Insulated Raised Panel
 - (8). Patio – Concrete patios located only to the rear of the dwellings
 - (9). Soffit and Fascia – vinyl soffit and aluminum coil stock fascia
 - (10). Flashing – 16 Gauge Apron Flashing
 - (11). Shutters – raised panel solid shutters

- (12). Coach Lights – One coach light on each side of the garage door with Progress Lighting Coach Lights # 5919-31, 9 ½" x 12"

Subject to the approval of the Chief Building Official (CBO), developer may substitute a new model for one or more of the five (5) models depicted on the Plan, provided the new models are not significantly different in house size or exterior building elevation from the five (5) homes depicted on the Plan. Applicant may also make minor architectural changes to those homes attached hereto, subject to the approval of the CBO.

- (c). Front and rear porches shall be provided with every dwelling, as depicted on the floor plans of each of the five (5) models. The rear porch may be screened or enclosed with glass as a three-season room, at the option of the buyer.
- (d). Fireplaces will be offered as an option with each dwelling.
- (e). Concrete patios will be offered as an option. The patios will be located adjacent to the rear porch.
- (f). Basements may be constructed with any dwelling at the option of the buyer.

(5). Lighting

- (a). Lighting along the private main entrance street from Haughn Road and adjacent to the community clubhouse will consist of black 12 foot tall light poles and lantern-style fixtures, as depicted on the Plan. The light fixture shall be Progress Lighting Post Lights #5419-31, Black Cast Aluminum 9 ½" x 25 ½", as illustrated on Sheet L7.01, or comparable fixture if this fixture becomes unavailable.
- (b). Every dwelling shall be provided with a pole-mounted yard/driveway light. The pole will be black and approximately seven (7) feet tall. The light fixture shall be Progress Lighting Post Light # 5419-31, Black Cast Aluminum 6 ½" x 12", as illustrated on Sheet L7.01, or comparable fixture if this fixture becomes unavailable. Every individual yard/driveway light for each dwelling shall be equipped with a photocell. The yard/driveway lights shall be installed at a uniform setback in front of every dwelling at a uniform location upon or in conjunction with the completion of construction of each dwelling.
- (c). Every dwelling shall have wall mounted coach lights on each side of the garage door. The coach light fixtures shall be Progress

Lighting Coach Lights # 5919-31, 9 ½" x 12", as specified on Sheet L5.02, or comparable fixture if this fixture becomes unavailable.

(6). Landscaping, Buffering, Open Space and Recreational

- (a). Landscape plans for the entire site are submitted with the Plan. The landscape plans shall be reviewed and approved by City's Urban Forester and City Engineer as part of the Plan approval.
- (b). The following area around each dwelling shall be sodded:
1) all of the front yard, 2) all of the side yards to a width of fifteen(15) feet from each side wall and 3) the area to the rear of each dwelling to a depth of fifteen (15) feet. Other areas will be hydro-seeded.
- (c). A typical landscape plan for each single-family condominium is submitted with the Plan. Developer reserves the right to change the landscape plan with comparable materials and design based on buyer preferences.
- (d). The private entrance drive from Haughn Road shall be gated with operable gates and stone columns, as depicted on the Plan.
- (e). Open space and walking paths shall be provided as depicted on the Plan. Trees of 6 inch caliper and larger within the open space corridors, as depicted on the Plan, shall be preserved. Walking paths shall be six (6) foot wide asphalt paths.
- (f). A community clubhouse shall be provided in the location depicted on the Plan. An in-ground pool may be constructed by the developer or residents, at the option of either. The in-ground pool, if developed, shall be located only in the same area of the site bounded on four sides by private roads as where the community clubhouse is depicted. No pool other than the community pool shall be permitted anywhere on the site.
- (g). Any above ground utility connections or mechanical equipment shall be landscaped.
- (h). Landscaping depicted on the Plan shall be reviewed and approved by the City's Urban Forester as part of the Plan approval.
- (i). The entry feature area shall be landscaped, sodded and irrigated. All landscaping and grass along the private entrance drive shall be irrigated.

(7). Fences

- (a). The Plan depicts a perimeter four (4) rail wood fencing and operable gates at the gated entrance.
- (b). Units shall have limited fencing. Decorative screening/fencing around patios approved by the developer or home owners' association located immediately adjacent to dwellings for the purpose of providing privacy and not exceeding 5' in height shall be permitted. Other than fencing required by law around the in-ground pool, if developed, no fencing other than as itemized shall be permitted.

(8). Graphics

- (a). Permanent entry features may be located at the entrances. Entry feature and development identification signage is depicted on the Plan and approved as part of the approval process. Signage may be uplit with concealed lighting.
- (b). Directional signage, such as around the clubhouse will be used within the development and shall conform to City of Grove City standard.

III. GENERAL REQUIREMENTS.

- (1). The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.
- (2). Subject to the approval of the utility provider, all new utility lines for this development shall be installed underground.
- (3). Sheds are not permitted.
- (4). Ground mounted satellite dishes and antenna are not permitted. There shall be no building mounted antenna(s). Building mounted satellite dishes are permitted subject to the dish not exceeding 26 inches in diameter and no dish shall be mounted on the front elevation of any dwelling.
- (5). All private streets shall have curbs and gutters.

IV. PENALTY.

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, for itself, its successors and assigns, including successor's owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.

Beazer Homes by Donald Plank, Esq. Attorney for Applicant Date

Approved:

Richard L. Stage Date
City Administrator

OWNERS:

Robert E. Eesley Date

Norma J. Eesley Date

HAUGHN GLEN

**25.05 ± ACRES, HAUGHN ROAD
GROVE CITY, OHIO**

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

Beazer Homes
c/o Donald Plank, Esq.
Shuler Plank & Brahm
145 East Rich Street
Columbus OH 43215

DEVELOPMENT STANDARDS TEXT

Text Date:

April 22, 2003

I. PROJECT INTRODUCTION

This Haughn Glen Development Standards Text establishes development standards for the development of 25.05± acres of land bounded by Haughn Road to the west and being all of Franklin County Auditors Tax District/Parcel 040-010195, in Grove City Ohio as more particularly described in the legal descriptions submitted with the application for Plan approval (the "Property"). The Preliminary Development Plan was approved February 3, 2003 by City Council by Resolution No. CR-08-03. Application to rezone the property to the PUD-R District was submitted February 11, 2003 (Control # 200301280019) and was approved February 25, 2003 by the Planning Commission and by City Council on April 21, 2003 by Ordinance No. C18-03. The Final Development Plan was approved by City Council on April 21, 2003 by Resolution No. CR-24-03.

- II. DEVELOPMENT SITE.** Except as otherwise specified herein, the site shall be developed in accordance with the Final Development Plan (the "Plan") dated 4/22/03 and containing fourteen (14) sheets, as follows: the cover page and Sheets C-1, L1.01, L1.02, L2.01, L3.01, L3.02, L3.03, L4.01, L4.02, L5.01, L5.02, L6.01, and L7.01, this Development Standards Text (the "Text"), containing eight (8) pages, dated April 22, 2003, subject to minor changes due to final engineering

A. Development Standards (25.05± acres). The site will be developed with single-family detached residential condominiums as permitted in the Zoning Text. In addition to the Plan and this Text, the buildings constructed shall be built in compliance with the architectural elevations submitted as part of the application for Plan approval, subject to minor changes due to architectural or engineering refinement of the units as approved by the City Administrator.

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Lighting Coach Lights # 5919-31, 9 ½" x 12", as specified on Sheet L5.02, or comparable fixture if this fixture becomes unavailable.

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- (5). All private streets shall have curbs and gutters.

IV. **PENALTY.**

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, for itself, its successors and assigns, including successor's owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.

Donald Plank 4/22/03
Beazer Homes by Donald Plank, Esq. Attorney for Applicant Date

Approved:

Richard L. Stage 5/1/03
Richard L. Stage Date
City Administrator

OWNERS:

Robert E. Eesley 4-24-03 Norma J. Eesley 4-22-03
Robert E. Eesley Date Norma J. Eesley Date